

**MINUTES OF THE JONESTOWN CITY COUNCIL SPECIAL CALLED MEETING
HELD JANUARY 24, 2008, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM
1431, SUITE 3-A, JONESTOWN, TEXAS**

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

MAYOR ARMSTRONG

Mayor Armstrong called the meeting to order at 7:33 p.m.

2. ROLL CALL

CITY SECRETARY

Upon roll call, the following members were present: Alderman MacMicking, Alderman Nichols, Mayor Armstrong Mayor Pro Tem Buckle and Alderman Aaron. Alderman Walker was absent. A quorum was present.

B. CITIZEN COMMUNICATIONS (Discussion only on items that are not on the agenda.)

Jim Conatser, Chairman of the Facilities Committee announced that he will have a report ready for the February 14th agenda, with recommendations to hire an architect, on the primary site and a method of construction.

C. GENERAL BUSINESS AND ACTION ITEMS:

1. Report from the Waste Water Study Committee.

City Administrator, Dan Dodson stated that there is no report on the agreement with Centex for concerning wastewater, because we are still in negotiations. Mr. Dodson said that he met with Mr. Shipley about his system and he can report on that. David Allen, engineer for the system study, gave a report to the committee and will present it to Council tonight if Council wishes. Alderman Aaron said that it would be good to show council Mr. Allen's report. Alderman Aaron stated that there is a challenge with Centex now that they are in transition. The whole process is in flux and it is good to have Mr. Allen to help us plan through these changes.

David Allen gave a power point report on his work for the waste water study. The first phase of the study was limited to the area to the west. Alderman Nichols talked about the Centex plant negotiations.

Mayor Armstrong asked Alderman Nichols and Mayor Pro Tem Buckle to talk about the meeting of the committee to make recommendations on approving a MUD. They reported that the meeting was with John Shipley and his partner and his lawyer. The attorney put together a draft discussion document which was distributed to Council tonight. The committee has not discussed it yet. John Shipley was present and said that his attorney is still working on the answers to questions that came from the meeting. Mayor Pro Tem Buckle said that he is concerned that Mr. Shipley has two very distinct communities that are separated geographically and has issues with putting them together in one MUD. Alderman Aaron's concern is the long-term fiduciary burden on the city. Jim Conatser asked if there is anything built into the agreements to guarantee that only those that benefit from the facilities pay for them. He was assured that that will be the case. There was discussion concerning the relationship between the proposed MUD and the regional sewer system.

- a. Discussion and possible action concerning the report.

No action was taken.

- b. Discussion and possible action concerning a letter agreement with Centex on waste water treatment plant build-out schedule.

This item was pulled from the agenda since the Centex negotiation is on-going.

2. Discussion and possible action concerning February community clean up procedures.

Mayor Armstrong asked City Administrator, Dan Dodson to comment. He told them that he is dealing with IESI, and is asking for two days of curbside collection to be announced ahead of time, and plans for another program in spring specifically to collect brush curbside. There was discussion about the methods, timing, advertising and cost of the clean up. Mayor Armstrong thanked Mr. Dodson and asked that he proceed with the program.

D. WORKSESSION

1. Council will work on amendments to Chapter 94, Section 94.060, Conditional Use Permits, (7) Short Term Rentals and (8) Bed and Breakfast facilities.

Alderman Nichols gave an update on the Hollows rental situation and presented a POA letter that will be sent to all property owners informing them of the rules of renting out their property. The discussion turned to those that are in the main part of the city. Alderman Aaron and Mayor Pro Tem Buckle discussed the ordinance and whether or not it needs changed. Alderman Nichols suggested having staff look on the internet for those advertising illegal short term rentals and pursuing those operating without conditional use permits. City Administrator Dodson will bring it up in the next staff meeting and instruct staff to enforce the ordinance. There was more discussion about how to regulate the permits and if our ordinances and application forms are sufficient.

E. ADJOURNMENT

Mayor Armstrong adjourned the meeting at 8:45 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON FEBRUARY 14, 2008.

Deane Armstrong, Mayor
City of Jonestown

ATTEST:

Linda Hambrick, City Secretary